

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22/16-18 Hamilton Road Bayswater North VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Bayswater North

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7/16-18 Hamilton Road Bayswater North VIC 3153	\$480,000	10-Nov-20
14/12-14 Hamilton Road Bayswater North VIC 3153	\$492,500	19-Oct-20
34/26-32 Elmhurst Road Bayswater North VIC 3153	\$525,000	09-Dec-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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Don Mitrevski
P 03 9729 5288
M 0407 687 652
E don@surrealpg.com.au



**7/16-18 Hamilton Road Bayswater
North VIC 3153**

 2  1  1

Sold Price **\$480,000** Sold Date **10-Nov-20**

Distance **0.08km**



**14/12-14 Hamilton Road Bayswater
North VIC 3153**

 2  1  1

Sold Price **\$492,500** Sold Date **19-Oct-20**

Distance **0.1km**



**34/26-32 Elmhurst Road Bayswater
North VIC 3153**

 2  1  1

Sold Price ^{RS} **\$525,000** Sold Date **09-Dec-20**

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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